

# AVENUE



**T H E F I F T H**  
**M I A M I B E A C H**

5th & Michigan Avenue  
Miami Beach, Florida 33139

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**RESTAURANT**  
**FOR LEASE**



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## PREMISES

### THE FIFTH

UNIT 1 :	+/- 3,626 SF
OUTDOOR :	+/- 1,388 SF
<b>TOTAL:</b>	<b>+/- 5,014 SF</b>

UNIT 2 :	+/- 682 SF
OUTDOOR :	+/- 535 SF
<b>TOTAL:</b>	<b>+/- 1,217SF</b>

DELIVERY:	TBD
RENT:	UPON REQUEST

## PROPERTY INFO

- THE FIFTH IS A PREMIUM CLASS A+ BOUTIQUE OFFICE BUILDING DESIGNED BY MASTER ARCHITECT ALBERTO CAMPO BAEZA.
- IDEALLY LOCATED IN THE PRESTIGIOUS SOUTH OF FIFTH ENCLAVE AND OFFERS AN ELEVATED OFFICE ENVIRONMENT TO TENANTS WITH WORLD-CLASS DESIGN.
- CURATED FINE DINING EXPERIENCE ON THE GROUND FLOOR, INCLUDING EXTENSIVE OUTDOOR SEATING
- JUICE BAR + CAFE WITHIN THE ADAPTIVELY REUSED HISTORICAL STRUCTURES
- TWO ON-SITE PARKING FACILITIES OPERATED BY A VALET PARKING SERVICE
- MANY OF MIAMI BEACH'S MOST NOTABLE RESTAURANTS, HOTSPOTS AND HOTELS CAN BE FOUND IN WALKABLE SOFI
- EXTREMELY WELL-CONNECTED SETTING, DUE TO PROXIMITY TO THE MACARTHUR CAUSEWAY

## NEARBY TENANTS

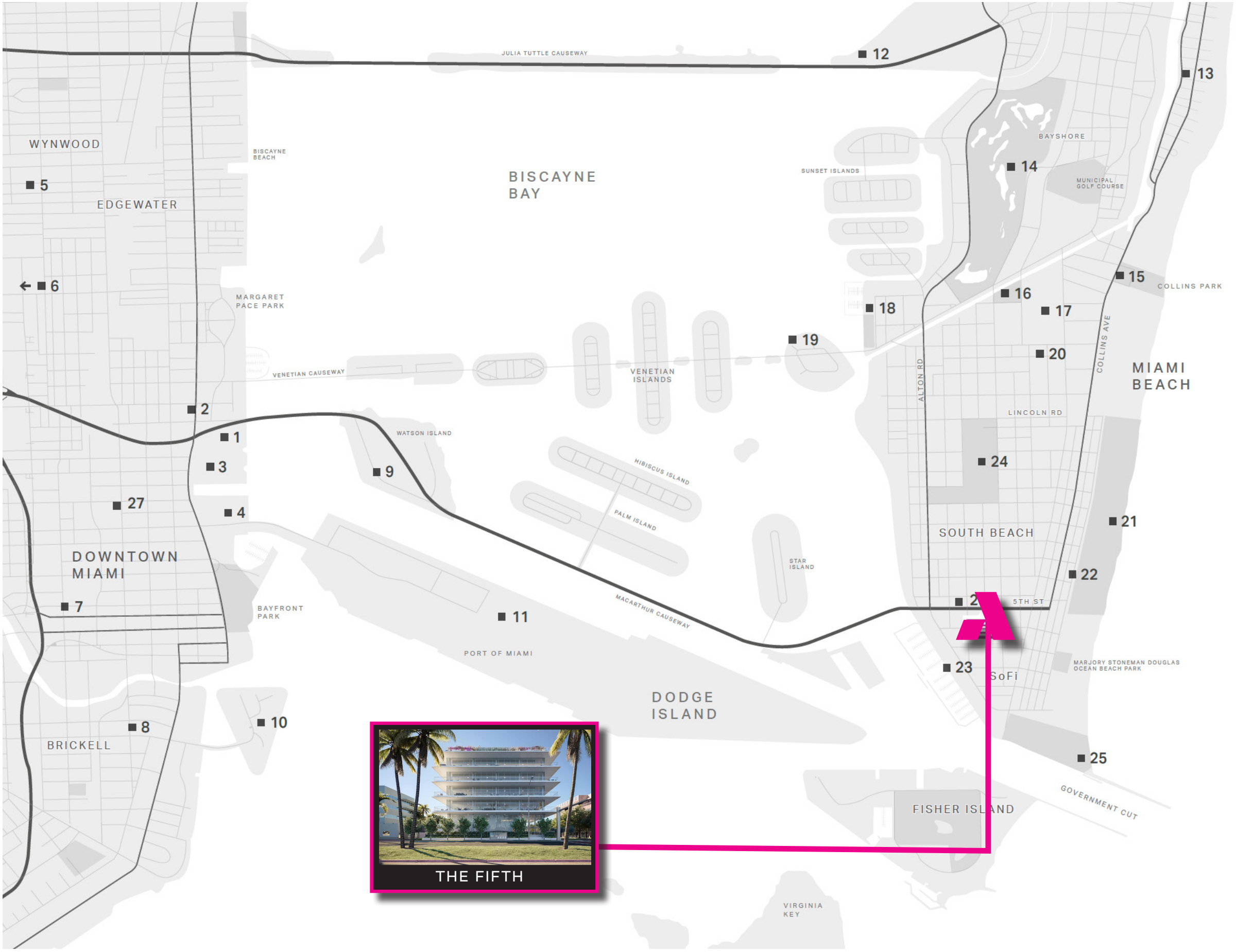
TEXAS DE BRASIL, FOGO DE CHAO, MILOS, INTIMO, PLANTA, RED, CARBONE, PURA VIDA, PRIME FISH, CALL ME GABY, PRIME ONE TWELVE PRIME ITALIAN, NIKKI BEACH, JOES STONE CRAB AND MANY MORE...





# On the map

- 1 PÉREZ ART MUSEUM
- 2 ADRIENNE ARSHT CENTER
- 3 PHILLIP AND PATRICIA FROST MUSEUM OF SCIENCE
- 4 FTX ARENA
- 5 WYNWOOD WALLS
- 6 MIAMI INTERNATIONAL AIRPORT
- 7 HISTORYMIAMI MUSEUM
- 8 BRICKELL CITY CENTRE
- 9 MIAMI CHILDREN'S MUSEUM
- 10 BRICKELL KEY
- 11 CRUISE SHIP TERMINALS
- 12 MT SINAI MEDICAL CENTER
- 13 FAENA FORUM
- 14 BAYSHORE GOLF COUSE
- 15 THE BASS MUSEUM
- 16 BOTANICAL GARDENS
- 17 MIAMI BEACH CONVENTION CENTER
- 18 SUNSET HARBOUR
- 19 THE STANDARD HOTEL
- 20 NEW WORLD CENTER SYMPHONY & ORCHESTRA
- 21 LUMMUS PARK
- 22 OCEAN DRIVE
- 23 MIAMI BEACH MARINA
- 24 FLAMINGO PARK
- 25 SOUTH POINTE PARK PIER
- 26 FUTURE MONORAIL STATION
- 27 MIAMI CENTRAL STATION



LOCATION





AERIAL VIEW



UNIT 1



UNIT 2







UNIT 1 INTERIOR





UNIT 2 EXTERIOR







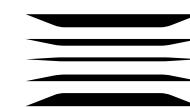


TRADE AREA  
POPULATION:

**40,418  
RESIDENTS**

HOUSEHOLDS:  
**OVER 23,438**

AVERAGE HH INCOME:  
**\$99,105**



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[WWW.AVENUEREP.COM](http://WWW.AVENUEREP.COM)

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